



Jill Ziegler <jziegler@westmont.il.gov>

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## Oak Brook Hills Hotel Development

1 message

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**Lou Carvelli** <loucarvelli@comcast.net>

Tue, Mar 8, 2016 at 6:44 PM

To: jziegler@westmont.il.gov

Dear Ms. Ziegler

My name is Louis Carvelli, I am the owner of Lot 1,(1 Willowcrest) in the Residence of Oak Brook Hills subdivision, which is currently under construction, and the last lot to be built out. I recently have been informed of the proposed development plans presented by the hotel ownership. My wife and I are very excited to have the opportunity to build or dream home in this wonderful community and the Village of Westmont. Although a pool was not an option for our home it seems as though we may be getting one in our back yard. The proposed Natatorium, would be built just 50 feet behind my new home.

We have some obvious concerns about a structure of this magnitude not only obscuring our line of sight, but also quality of life issues do to noise, traffic, and air pollution caused by ventilation of chlorine.

That being said and trying to understand the past struggles of the resort and economics involved, it very well could be a positive revenue stream for them, but it needs to be relocated on the west end of the property in fairness to the residence of Oak Brook Hills who have made a substantial investment in our homes to bring them up to one of the higher end market residences in the village.

Also I question the idea of a 350 unit apartment complex located in the middle of the resort parking lot, being a vision the Village of Westmont had in their master plan. A complex such as this would be great to revitalize downtown Westmont but cause complete gridlock within our property. As recent as this past weekend and I experienced a full to capacity parking lot from one of the resorts events. I am sure this happens quite often throughout the year and can not understand how the Village of Westmont can justify this zoning request and 350 additional residences residing on the property.

Again trying to understand the economics involved, and Westmont as many villages struggles for continued growth and prosperity, I just felt it necessary to come forward and ask the village board to consider the residence who have already invested in Westmont and please "Do The Right Thing".

Although I realize our continued representation will come from the board of the ROBH and their counsel, I would like to thank you for allowing me to convey my concerns.

Thank You  
Louis Carvelli

Louis Carvelli  
708-641-7280  
e-mail: [loucarvelli@comcast.net](mailto:loucarvelli@comcast.net)

**Jeremiah Fitzgerald  
Fitzgerald Franke & Hewes LLP  
53 West Jackson Blvd  
Suite 838  
Chicago, IL 60604**

March 22, 2016

(Via Email – jziegler@westmont.il.gov)

The Westmont Village Board  
c/o Jill Ziegler  
Community Development Director  
31 W. Quincy Street  
Westmont, IL 60559

Ladies and Gentlemen:

It is my understanding the Village Board will be having a meeting on March 31, 2016 to address various issues relating to a proposed development at the Hilton Oak Brook Hills Resort and Conference Center.

As I will be unable to attend the meeting, I would appreciate it if you would accept my written comments on this proposed development.

I have recently made a significant investment in Westmont by purchasing a single family residence at 2 Willow Crest Drive, which sits directly next to the planned development of an aquatic facility. I had been living there less than 6 months when I was advised of the hotel's plans which would certainly adversely impact the public health, safety and general welfare of those Westmont residents living in the Residences of Oak Brook Hills.

I would like to address two separate components of the Hotel's proposals.

**1. Natatorium.**

The proposed location of this aquatic center is directly west of my newly constructed home. Even if they set the facility 50 to 75 feet from the border of my property and installed substantial berms, landscaping and irrigation features, I would certainly be adversely impacted by the development.

First and foremost would be a health and safety concern. Would you want to live right next to a building that would have significant chlorine and other potential emissions? One set of drawings showed large air handling units that would be right outside our bedroom windows. Not only the emissions, but also the sound of fans running through the night certainly is untenable.

One of the primary reasons I purchased my new home was the abundance of afternoon light that I enjoyed. The architect specifically included large areas of windows to the west of my home to take advantage of the sunlight. The height of the planned natatorium would certainly diminish this significant feature of my home and could possibly significantly impair its value.

Although I continue to vehemently oppose this facility and a special use that was definitely not contemplated in the original development plans and zoning of the hotel, the developer certainly could relocate the facility on the west side of the property far from interfering with the residences, including my own.

Please note that the plan drawings that have been distributed do not even include my house or the house currently under construction at 1 Willow Crest Drive. (For your information, I drew the rough location of my home in the attached pdf.)

## **2. Apartment Complex**

The proposed 300 unit apartment complex would cause significant problems to the Residences of Oak Brook Hills.

The density and additional parking requirements would cause additional stress on an already overburdened parking situation. Currently when the Hotel has a significant event, parking is extremely tight and barricades must be put up to prevent overflow parking from parking in our residential area.


The additional traffic into and out of the area would be very difficult to deal with.

I am especially concerned with the ability of ambulance and fire personnel to continue to have swift access to our homes.

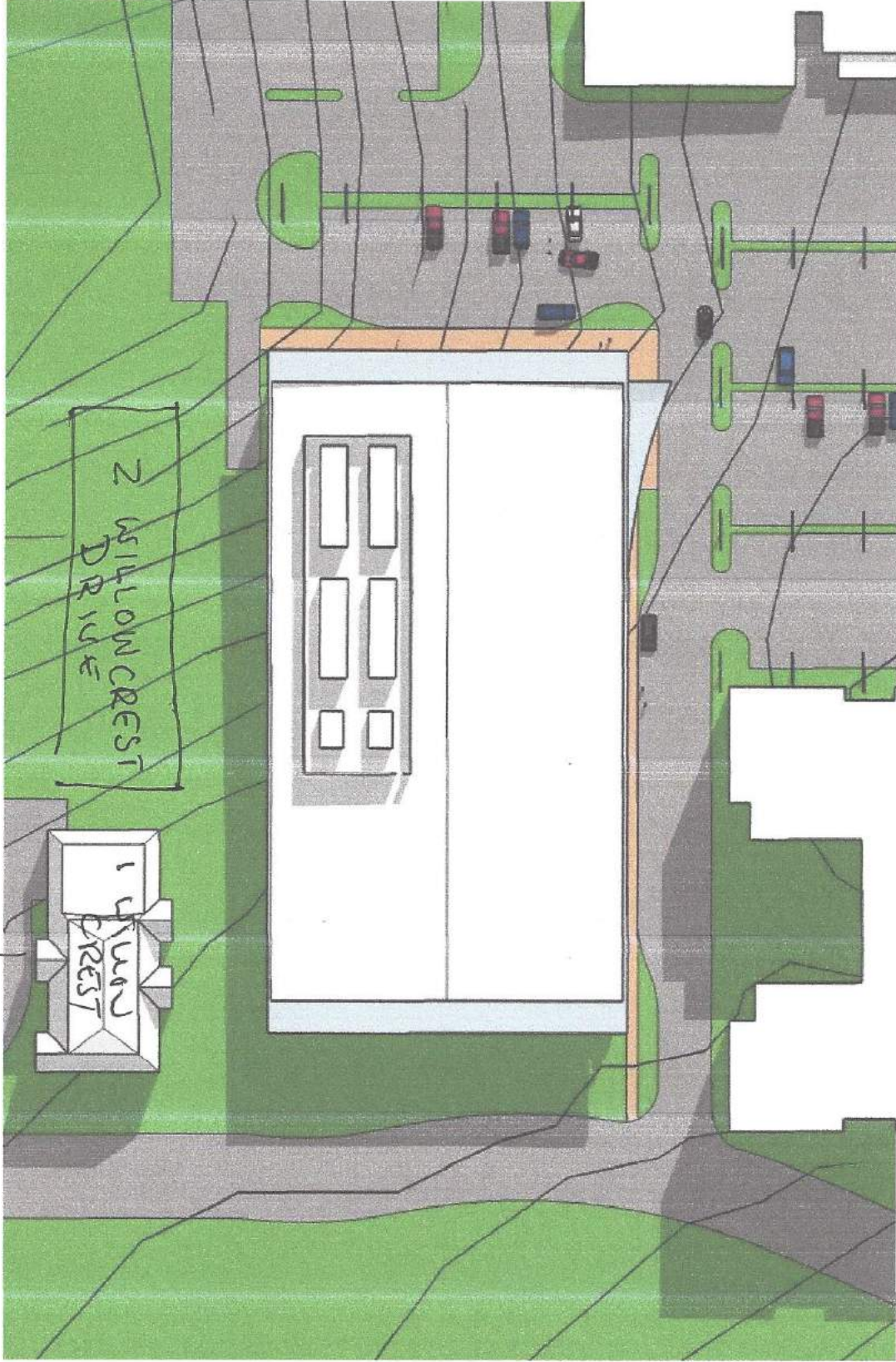
There are certainly other alternatives open to the developer to maximize the value of their property that would not cause all of the negative implications of the current proposals.

It certainly is not hard to conclude that this development will certainly be injurious to the use and enjoyment of our significant investment in our residences and it could definitely have a significant impact on our property values.

***I certainly anticipate that the Village Board will identify these significant issues and agree with the Village Planning Commission's recommendation to reject this zoning change request.***

A handwritten signature in blue ink, appearing to read "Jeremiah Fitzgerald", is written over a horizontal line.

Jeremiah Fitzgerald



Very concerned w/ noise - large  
AC Units right outside bedroom  
Windows... chlorine smell... drainage  
off decks...  
Under construction



Jill Ziegler <jziegler@westmont.il.gov>

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## Public hearing on March 9, 2016 regarding the proposed amendment of the ownership of the Hilton Oak Brook Hills Resort and Conference Center

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Frank Ellermeyer <frank.ellermeyer@outlook.com>

Tue, Mar 8, 2016 at 7:42 PM

To: "jziegler@westmont.il.gov" <jziegler@westmont.il.gov>, "communitydevelopment@westmont.il.gov" <communitydevelopment@westmont.il.gov>

Dear Jill Ziegler,

Dear Ed Richard

Please allow us to introduce ourselves. We are Gabriele and Frank Ellermeyer owner of a single family home at 37 Willow Crest Drive and member of the Willow Crest HOA. As we are not able to attend the hearing in person we would like to raise our concern via this email.

We fully understand the business interest of the ownership of the Hilton Oak Brook Hills Resort and Conference Center to build a 300 unit apartment complex. The current plan of adding an "Athletico Natatorium" and a 300 unit apartment building will add a lot of additional building volume to the existing lot. Beside all architectural and esthetics challenges which may be could be overcome by architectural design, material used and enhanced landscaping. The real challenges the increased density of this new complex (hotel, golf resort, conference center, natatorium and apartment building) are mostly in the following areas:

Parking (Visitors, employees and apartment owner of the hotel, golf course, events, natatorium, apartment building)

Increased Traffic (including Midwest and Cass Ave)

Security (during events)

In summary. The approval of this amendment to include "residential use" would seem to directly conflict with the intent and purpose of the area, since no residential use is specifically provided for and, moreover, because it may greatly increase the traffic and congestion for the B-3 zoned area and other adjacent property, such as our Association's property. We also believe that the amount of parking will be not sufficient enough in the case of events.

We kindly ask you to consider the delay of final approval to include residential use until a holistic traffic and parking needs assessment is completed and analyzed.

Thank you very much for considering our concerns.

Kind regards

Gabriele and Frank Ellermeyer

37 Willow Crest Drive



**Pamela Casey** <pmics3286@gmail.com> Mon, Mar 21, 2016 at 10:47 AM

To: Jill Ziegler <jziegler@westmont.il.gov>

Good morning Jill,

This is a shortened summary of our very strong opposition to the Dumon/Harp Group Oak Brook Hills Hilton Hotel - Westmont, IL proposed plans to develop their hotel parking lot--

the project as shown in the youtube videos currently includes a 7 story 350 room apartment complex and an Olympic size pool termed a Natatorium that seats over 1200 people.

1. Immediate Negative impact on ROBH Property values.

Our house is valued at over \$1 million but with this proposed project looming, it will no longer be desirable and could potentially reduce our value by half.

a. Simultaneous, ROBH have been notified that we have a 30% property tax increase this year

2. There will be only one ingress/egress. ONE entry and exit to service thousands of people daily.

3. The parking lot for the Hilton hotel already fills to capacity - even when the hotel is under renovation and the golf course closed as it has been (\*\*\*\*photos I have taken and sent to you evidence this is true. At the Zoning meeting the Chair of the Zoning board and others stated they've attended various events at the hotel and the lot was filled to capacity)

4. Hotel guests currently trespass through ROBH because we have insufficient barriers to protect our boundaries. There is no GREEN space available for hotel guests to walk their dogs so they walk through our neighborhood at all hours of the day and night.

5. Our property gate is not designed with a key pad and is inadequate. It stays open all day and traffic from the hotel/guests enter our neighborhood often looking for another exit out of the hotel property.

6. Mr. Peter Dumon, the new owner of the Hilton (the Harp Group) proposing this project, recently filed for Chapter 7 personal bankruptcy.

<http://www.chicagobusiness.com/article/20100605/ISSUE01/100033472/real-estate-developers-forced-to-file-personal-bankruptcy-as-loan-guarantees-on-failed-projects-hit-home>

\*\*\*\*\*"Mr. Dumon filed for Chapter 7 bankruptcy protection. His case was discharged in 2011.

"Personally, we're still digging out," he says."

7. This area is designated as a "Bird Sanctuary" Has anyone from the EPA been consulted as to impact of this project on potential issues with air quality from emissions created by an Olympic size pool and the increase of traffic congestion?

8. Traffic cannot be managed and will overwhelm the property. Currently there is NOT enough space available for parking for the hotel guests and golfers.

9. Emergency vehicles will not be able to access the legally designated access to our community located at the golf course side of the hotel property (I understand this was legally designated and carved out when ROBH homes were built)

10. Has the Hilton Hotel corporation cleared and approved the project? it will affect Hilton guests' ability to access the hotel because the apartment building will hide their hotel entry, reduce most of their parking, and block their guests view of the lovely golf course. This project is not an improvement or amenity to the hotel.

11. Noise level from the Natatorium and apartments will be greatly increased.

12. Where will golfers, hotel guests, Natatorium swimmers and their families , and apartment guests park especially if there is a special event at the hotel or the Natatorium?

13. Is rezoning and development of the golf course the ultimate target? This would appear to be the case.

14. We would have never considered living here and buying this home if we had any idea the hotel parking lot (that is already inadequate in size to accommodate the hotel and golfers) would be the target of a rezoning downgrade and potentially zoned to build high-rise apartments and a huge swimming pool.

Jill, I respectfully submit this to you and thank you for the opportunity to view the 3/2/16 and 3/9/16 meetings on youtube.

Kind regards,  
Pamela Casey  
#10 Willowcrest Dr  
Oak Brook, IL  
[Quoted text hidden]





Jill Ziegler <jziegler@westmont.il.gov>

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## Fwd: Ob hills football coaches

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**Pamela Casey** <pmics3286@gmail.com>

Sat, Mar 5, 2016 at 10:12 AM

To: jziegler@westmont.il.gov

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Date: Sat, Mar 5, 2016 at 9:37 AM

Subject: Oak Brook Hills Hilton Hotel Parking Lot/Hosting Annual Football Coach Convention

Jill,

The Hilton Hotel parking lot is completely full this weekend (March 5, 2016). The Oak Brook Hills Hotel is hosting the annual Football Coach Convention/Seminar. This is very much the norm with the parking lot.

Once the golf course opens, often there often can be no parking available at all. When the hotel parking lot fills, ROBH has to block off our entry to keep the attendees/hotel guests from blocking, parking or entering into our subdivision. Some people simply move the cones and park inside our gates anyway.

Please note that this is happens all the time and is not the exception. It is completely bizarre to think anyone would dream of building a 350 room/7 story high building and a Natatorium that seats 1200 plus people and this property can properly manage traffic and parking. It's not possible unless they plan to park cars on the golf course?

It is important to share these photos with you and the Village to illustrate what we said: that the parking and traffic are already a huge problem. The hotel already fills the parking spaces and that is before they have even opened the golf course.

Respectfully yours,  
Pamela Casey

<http://www.chicagobusiness.com/article/20100605/ISSUE01/100033472/real-estate-developers-forced-to-file-personal-bankruptcy-as-loan-guarantees-on-failed-projects-hit-home>

\*\*\*\*\*"Mr. Dumon filed for Chapter 7 bankruptcy protection. His case was discharged in 2011.

"Personally, we're still digging out," he says."

\*\*\*\*\*"Hotel Developer Peter Dumon is buying again nearly two years after emerging from PERSONAL BANKRUPTCY, leading a venture that paid about \$48 million for the Amalfi Hotel in River North."

Sent from my iPhone

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4 attachments



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2218K



**IMG\_7424.JPG**  
2901K



**IMG\_7423.JPG**  
2434K



**IMG\_7426.JPG**  
2354K